

STAFF REPORT
February 24, 2005

No. 05CA010 - Amendment to the Comprehensive Plan adopting the Airport Neighborhood Area Future Land Use Plan **ITEM 37**

GENERAL INFORMATION:

PETITIONER	City of Rapid City
REQUEST	No. 05CA010 - Amendment to the Comprehensive Plan adopting the Airport Neighborhood Area Future Land Use Plan
EXISTING LEGAL DESCRIPTION	T1S, R9E – All of Section 1 located in the NE1/4 lying north of the SD Highway 44 right-of-way including the north half of the SD Highway 44 right-of-way located in the NE1/4 of Section 1, all located in T1S, R9E, BHM, Pennington County, South Dakota; T1N, R8E – All of Section 1, the E1/2 and the E1/2W1/2 of Section 2, the E1/2 and the E1/2W1/2 of Section 11, all of Sections 12 and 13, those portions of the E1/2 and the E1/2W1/2 of Section 14 lying north of the SD Highway 44 right-of-way including the north half of the SD Highway 44 right-of-way in Section 14, and that portion of the N1/2 of Section 24 lying north of the SD Highway 44 right-of-way including the north half of the SD Highway 44 right-of-way in Section 24, all located in T1N, R8E, BHM, Pennington County, South Dakota; T1N, R9E – The W1/2 of Section 1, all of Sections 2, 3, 4, 5, 6, 7, 8, 9, 10 and 11, all of Sections 12, 13, 14, 15, 16, 17 and 18, that portion of Section 19 lying north of the SD Highway 44 right-of-way including the north half of the SD Highway 44 right-of-way in Section 19, that portion of Section 20 lying north of the SD Highway 44 right-of-way including the north half of the SD Highway 44 right-of-way in Section 20, all of Sections 21, 22, 23, 24, 25, and 26, that portion of Section 27 lying north of the SD Highway 44 right-of-way including the north half of the SD Highway 44 right-of-way in Section 27, that portion of Section 28 lying north of the SD Highway 44 right-of-way including the north half of the SD Highway 44 right-of-way in Section 28, that portion of Section 29 lying north of the SD Highway 44 right-of-way including the north half of the SD Highway 44 right-of-way in Section 29, that portion of Section 34 lying north of the SD Highway 44 right-of-way including the north half of the SD Highway 44 right-of-way in Section 34, that portion of Section 35 lying north of the SD Highway 44 right-of-way including the north half of the SD Highway 44 right-of-way in Section 35, and that portion of Section 36 lying north of

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the SD Highway 44 right-of-way including the north half of the SD Highway 44 right-of-way located in the Section 36, all located in T1N, R9E, BHM, Pennington County, South Dakota; T2N, R8E – The SE1/4 and the E1/2SW1/4 of Section 35 located in T2N, R8E, BHM, Pennington County, South Dakota; T2N, R9E – Lots 1, 10, 19, 20 and 21 of Morning View Subdivision, Lots B and C of the N1/2SW1/4, the E281.8' of the S150' of the N720' of Lot A of the NE1/4SW1/4, Utility Lot 1 of Lot B of Olson Subdivision, Lot A (replat of Lots 1-4) and Lots 5 and 6 of Bison Acres, Lots 1, 2, 3, 4, 5, 6, and 7 of Hidden Springs Ranchettes #2, and all right-of-way located in the S1/2 of Section 31, all located in the S1/2 of Section 31, the S1/2SW1/4 and the SE1/4 of Section 32, the S1/2 of Section 33, the S1/2 of Section 34, the S1/2 of Section 35 and the S1/2 of Section 36, all located in T2N, R9E, BHM, Pennington County, South Dakota

PARCEL ACREAGE	N/A
LOCATION	East of Reservoir Road, north of S.D. Highway 44, south of the ridge line between Interstate 90 and S.D. Highway 44 and west of 154th Avenue
DATE OF APPLICATION	1/28/2005
REVIEWED BY	Patsy Horton / Curt Huus

RECOMMENDATION: The Future Land Use Committee recommends approval of the Amendment to the Comprehensive Plan by adopting the Airport Neighborhood Area Future Land Use Plan.

STAFF REVIEW:

The Future Land Use Plan for the City is comprised of 14 neighborhood plans. There are 238 square miles in the Future Land Use Study Area. Division of the Study Area into smaller planning areas promotes increased public participation as citizens are naturally more concerned about issues in their neighborhoods. The Future Land Use Plan is dynamic and will be revisited to make changes as circumstances warrant. The Airport Neighborhood Area generally includes all of the property south of the ridge line (excluding property within the Box Elder City limits), north of SD Highway 44, west of Caputa and east of Reservoir Road.

Three public meetings were held during the development of the Future Land Use Plan and extensive public comment was received. The proposed Airport Neighborhood Area Future Land Use Plan amendment to the adopted Comprehensive Plan is a framework within which

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development and rezoning proposals will be measured and evaluated. The Plan is intended to guide the orderly growth of the community. The Plan will also provide the framework to ensure that development encroachment upon the Rapid City Regional Airport is minimized.

The proposed Future Land Use Plan will update the previous 1974 adoption of the Rapid City Comprehensive Plan to allow Rapid City to preserve its quality of life and continue to attract new business and investment to the community. The proposed Plan is the framework for ensuring orderly and efficient growth of the community. The proposed Plan will provide developers and landowners with a clear idea of the location and type of development desired by the community, thus saving time and money in assembling development plans. The proposed Plan will also enable individual citizens to be more aware of how the community and their specific neighborhoods will develop, assisting them in making more informed decisions about where to live and work.

The Future Land Use Committee recommends approval of the proposed Airport Neighborhood Area Future Land Use Plan.